

Girdwood Housing and Economic Committee
August 5, 2024
Regular Meeting
Minutes Final
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.
All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Brett Wilbanks, Chair
Roll Call, attending are: Brett Wilbanks, Matt Schechter, Lisa Miles, Krystal Hoke
Quorum confirmed

Agenda Revisions and Approval

August 5, 2024 meeting agenda approval	LM/MS	Assent Vote
July 1 2024 meeting minutes approval	MS/LM	Assent Vote

GBOS report: Mike Edgington

Old Business:

1. STR Registration discussion, input from LUC and GBOS July meetings

It is still to be determined if the best option is to pursue ordinance muni-wide that would go into effect when certain conditions are met, such as STR density within an area or if the ordinance proposal will have more success as a Girdwood-only option. Assembly member Zack Johnson offers to discuss this with Assembly members Randy Sulte and Meg Zalatel and to forward concept documents to Assembly counsel for review once it is completed.

LUC and GBOS will discuss the proposal at their August meetings for additional community input.

2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land

HLB withdrawal of land generally goes to a listed department. Girdwood is not its own department, but lives under the structure of several departments. This could be handled by creation of Girdwood as its own department, by finding a home for GHEC power (as Parks and rec has a home under Anch Parks), or, instead of withdrawal of land from HLB, pursue transfer of ownership to a non-profit.

This was discussed at the MOA GBOS meeting in the end of July and discussion will continue via Legal and HLB.

3. Housing Implementation Plan: Discuss options for contracting for a housing consultant specializing in resort communities and scope of work

Bret provided a draft outline of a Housing Implementation Plan and it is noted that several components are already complete or in process. Audiences for Housing Implementation Plan include local community as well as outside community, decision makers and funders. It is key that the plan has credibility and concrete proposals.

Agnew Beck will attend the GBOS meeting in August to discuss.

Program Updates:

4. Discuss any updates to program matrix and data collection on short-term housing (Schechter) 6-013 may need to be updated based on current understanding of Girdwood Parks and Rec management of the parcel.

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

5. Confirm that parcels requested for transfer to GVSA are included in adopted 5-yr and 1-yr plan
 - 6-076: Across Karolius, adjacent to California Creek Park: No new input
 - 6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: No new input
 - 6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement: No new input.
 - 6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park: Item was missed in GBOS resolution but is included in Girdwood Comprehensive Plan.
 - 6-013: Land along Arlberg road across from Moose Meadow: should change on the matrix to show that the parcel is now understood to be Girdwood Parks and Rec land by 1995 resolution. IT may still be developable, however as it is Girdwood land it will likely be up to the GVSA to pay for wetland delineation. HLB is to do a visual inspection of the parcel for input on wetland considerations.
 - 6-029: Behind Spoonline and Basecamp: No new input
 - 6-022: Adjacent to park and ride lot: no new input
6. Conversion of STR to LTR via incentive programs (Schechter)
 - No new input
7. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
 - Bed tax discussion will be part of the Service Area and Municipal budget and revenue discussions.
8. Update on possible feasibility studies:
 - a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE \$77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership

Shift in approach to pursue an EPA grant to deal mitigate flood risks by removing gravel. EPA Grant under consideration is the Community Change Grant. Not much is known currently about the scope of this grant. GHEC is interested in pursuing the grant if it is a good fit for Girdwood, grant cycle closes in November. Generally GHEC anticipates a grant writer costing about \$5,000.

Motion:

GHEC moves to request \$TBA for grant writing for the EPA Community Change Grant application.
 Motion by Krystal Hoke/2nd Matt Schechter.
 Motion carries 4-0

Specifics of MOA purchasing for this will need to be discussed.

- b. Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GVSA TBA account as recommended by GHEC to GBOS. Pending transfer of land to GVSA. (Hoke)

This project remains on hold pending transfer of land.

Girdwood Comprehensive Plan is discussed in the context of the changes of zoning proposed in the plan. Imagine Girdwood has determined that of the recommendations from Planning and Zoning and consideration by the P&Z Commission recently, there are 4 recommendations that are in opposition to the community desires. GHEC does not take issue with any of the recommendations from a Housing and Economic standpoint.

The original Girdwood Comprehensive Plan will be included in documents forwarded to the Assembly, as well as comments from other bodies and the input from the Planning and Zoning Commission. Assembly is likely to introduce the topic in September, hold a work session on the topic, and may have hearing later in September.

New Business:

9. Discuss GVSA GHEC 2025 budget request.
 - In the coming budget revenue from possible bed tax to come back to the community is likely to be included.
 - GHEC will have a budget request line item.
 - Budget meeting #2 is scheduled for Aug 19 at 5PM.

Pending Business:

10. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold
11. Review GHEC Operating Rules Status: pending GBOS update of their Rules and Procedures
12. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. Status; ongoing for HLBAC meetings
13. GBOS Housing Goals; Status: set at GBOS GHEC Joint meeting on May 13: Housing goals have been established. Item may now be closed. Goals will be added to GHEC webpage.
14. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.
15. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and then pursue code changes to match.

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Next meeting: September 2 6PM

Adjourn 7:53PM